

thence S. 25 degrees W. 12 perches; thence N. 65 degrees W. 10.2 perches; thence N. 21 degrees E. 12 perches to the place of beginning, containing 127 square perches of land more or less.

BEING all and the same real estate conveyed unto the mortgagors herein by deed dated the 1st day of June, 1973, from the Mortgagee herein, and intended to be recorded among the Land Records of Frederick County, Maryland, prior to the recordation of this mortgage.

2. There is still due and owing unto your Petitioner under the said real estate mortgage the principal sum of Fifty Five Thousand, Three Hundred and Eighty Three Dollars and Eighty Four Cents (\$55,383.84) with insurance premiums of Four Thousand, Eight Hundred and Twenty Five Dollars (\$4,825.00) and real estate taxes in the amount of One Thousand, Four Hundred and Fifteen Dollars and Twenty Six Cents (\$1,415.26) added to the principal as per terms of said mortgage, for a total principal sum of Sixty One Thousand, Six Hundred and Twenty Four Dollars and Ten Cents (\$61,624.10) and interest from June 11, 1979 to October 23, 1979 of One Thousand, Nine Hundred and Twenty Dollars and Sixty Cents (\$1,920.60), all of which more fully appears in the statement of indebtedness heretofore filed.

3. That there is contained in said real estate mortgage a provision that if default is made by the said Donald E. Giannini and Arlene A. Giannini, his wife, in the payment of any installment thereof, then the same shall mature and become payable and it shall then be lawful for the Claire Frock Company, Inc. or its Assignee, Manuel M. Weinberg, to sell the said real estate to satisfy and pay said debt, interest and costs incident to said sale, and that default having been made in the payment of principal and interest of said debt, your Petitioner, as Assignee, became duly authorized to execute the power of sale contained mortgage by reason of default.

4. That having first advertised the said real property at